

APPLICANT: Silverstone Investment

FILE NUMBER: H-23-58

REQUEST: Rezoning from C-3 (Neighborhood Commercial) to PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) Use with Deviations

GENERAL

LOCATION: South side of Cortez Boulevard, approximately 480' west of Avenue of the Palms

PARCEL KEY

NUMBERS: 89727, 89736

BCC ACTION:

At their February 13, 2024, meeting, the Board of County Commissioners voted 5-0 to adopt a resolution approving a rezoning from C-3 (Neighborhood Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) use for restaurant with or without alcohol dispensation for both parcels and with the following **modified** performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
3. Minimum Building Setbacks:
 - Front: 75'
 - Side: 20'
 - Rear: 35'
4. Any proposed boat docks shall meet the minimum requirements of the Marine Construction Code and the Riverine Protection Ordinance (RPO).
5. Restaurant seating shall ~~be limited to 100 seats~~ **expanded as permitted** to accommodate the appropriate parking.
6. The petitioner shall provide a sewer capacity analysis to determine if capacity is available to accommodate the increased number of seats.
7. Engineering
 - Boat Rental
 - ~~A sidewalk shall be required along the entire frontage of Cortez Boulevard.~~
 - ~~The driveway and parking layout shall meet County standards at the time of development.~~

Restaurant

- A Traffic Access Analysis shall be required. Any improvements identified by analysis shall be the responsibility of the developer.
- Turn Lanes may be required on Cortez Boulevard per the recommendations of the Traffic Access Analysis. This will be the responsibility of the developer.
- A sidewalk shall be required along the entire frontage of Cortez Boulevard **or petitioner may pay into the sidewalk fund.**
- The petitioner shall coordinate the Parking Layout and Driveway with the County Engineer.
- Adequate parking spaces shall meet the minimum standards of the County LDRs for ~~both boat rental and~~ the restaurant uses.
- No parking shall be permitted in the right-of-way by Ordinance.
- A right-of-way use permit shall be required for connection to Cortez Boulevard.